

Minutes of the Land Use, Parks and Environment Committee - September 7, 2004

The meeting was called to order at 8:54 a.m. by Chair Kolb.

Present: Chair Walter Kolb, County Board Supervisors Kathleen Cummings, Pauline Jaske, Scott Klein (arrived at 9:00 a.m.), Bill Kramer (arrived at 9:22 a.m.), Daniel Pavelko (left at 11:22 a.m.), Vera Stroud

Staff Present: Legislative Policy Advisor Mark Mader, Legis. Associate Sandra Meisenheimer

Also Present: Parks and Land Use Director Dale Shaver, Planning & Zoning Manager Dick Mace, Land IS Mgr. Don Dittmar, Parks System Mgr. Jim Kavemeier, Enterprise Operations Mgr. Peter Pulos, Business Mgr. Peter Mudek, Budget Specialist Linda Witkowski, Jim and John Siepmann of Siepmann Reality, County Board Supervisor Mareth Kipp

Approve Minutes of August 17, 2004

Motion: Pavelko moved, second by Cummings, to approve the minutes of 8/17/04. **Motion carried 5 – 0.**

Read Correspondence

Kolb referred to an email from Andrea Frank that she had sent to Supervisor Griffin regarding the Barrett Landfill.

Consider Proposed Ordinance: 159-O-046 Amend the District Zoning Map of the Waukesha County Shoreland and Floodland Protection Ordinance for the Town of Oconomowoc by Conditionally Rezoning Certain Lands Located in Part of the SW ¼ of Section 24, T8N, R17E, Town of Oconomowoc, Waukesha County, Wisconsin, from the A-T Agricultural Land Preservation Transition District to the R-3 Residential District (SCZ-1538)

Mace explained the location of the rezoning and reviewed the staff recommendation. The present land use is agricultural and is being proposed for a single-family residential development with 12 lots of approximately one acre in size.

Mace stated that the Town of Oconomowoc at their meeting of July 9, 2004, voted to approve the request in accordance with the Town Plan Commission's action of June 21, 2004. The Planning staff is also approving the request subject to eleven (11) conditions as detailed in the ordinance. In attendance were Jim and John Siepmann who showed a site map of their development as proposed and answered questions by committee members. Jaske asked if trees on the land now can be replaced with good quality trees. Siepmann said they asked the DNR if box elder and buckthorn could be replaced and they said yes.

Motion: Pavelko moved, second by Cummings, to approve Ordinance 159-O-046. **Motion carried 7 – 0.**

Consider Proposed Ordinance: 159-O-047 Amend the Waukesha County Shoreland and Floodland Protection Ordinance District Zoning Map of the Town of Summit and the Town of Summit Zoning Ordinance by Conditionally Rezoning Certain Lands Located in Part of the NW ¼ of Section 22, T7N, R17E, Town of Summit, from the A-P Agricultural Land Preservation District to the A-5 Mini-Farm District (County) and from the A-1 Agricultural District to the A-2 Agricultural District (Town) (SZT-1541)

Mace reviewed the ordinance. The present land is agricultural. The proposed land use is to transfer a 20-acre parcel to Roundy's to the north and create a 16.4-acre parcel for residential purposes. Mace stated this is a strip of land that is being rezoned in order to accommodate earth altering

activities, berming and landscaping along the southern end of the Roundy's site. Jaske commented that the Roundy's building is huge and wonders how the impermeable surfaces are covered. Mace passed around the proposed CSM for the property and pointed out 2 lots (one is going to Roundy's and the other is being kept by Pabst).

Motion: Kramer moved, second by Cummings, to approve Ordinance 159-O-047. **Motion carried 7 – 0.**

Consider Proposed Resolution: 159-R-008 Amend the Regional Water Quality Management Plan for the Village of Menomonee Falls, Waukesha County, Wisconsin

Mace explained the resolution which involves an amendment to the Adopted Regional Water Quality Management Plan to add certain land to the Village of Menomonee Falls-South Sanitary Sewer Service Area. Mace said the county has always participated in approving these amendments since the Regional Water Quality Management Plan was adopted in the 1979 by SEWRPC. However, it isn't required by law.

Cummings questioned why County Board Supervisor Pat Haukohl, who serves on the Park and Planning Commission, voted "no" at that meeting. Mace said he wasn't sure, but he would find out and report back before the meeting is over.

Motion: Kramer moved, second by Pavelko, to approve Resolution 159-R-008. **Motion carried 7 – 0.**

Review Capital Projects in the Proposed 2005-2009 Plan for which the Committee Has Budget and Policy Oversight - Parks and Land Use

Shaver, Dittmar, Kavemeier, Pulos and Mudek were present.

#38 – *Orthophotography* (200508): This is a new project for 2005 for a cost of \$800,000. Dittmar said this project gives them a chance to get better photography which is affordable. What is being requested in this project is 6" pixel color orthophotography for the entire county. Kolb asked about the cost in 2000 as compared to 2005 considering inflation. Dittmar said inflation has gone up but the technology has brought it down so the cost is actually the same (\$800,000). The other part of the project is the surface model, which Dittmar explained.

#29 – *Moor Downs G.C. Clubhouse Restoration* (2004010): Shaver stated there is an existing capital project which is the fifth hole renovation at about \$120,000, which was put on hold several years ago. At a previous committee meeting recently, there was a review of several options to renovate the existing clubhouse along with the fifth hole. This is the capital project that is the cheapest option, which is to renovate the existing clubhouse. Another capital project will simply change the tee box. Kramer asked if the golf course will be operating during the restoration process. Kavemeier said yes.

#30 – *Expo Center Compliance/Maintenance* (200501): Shaver said the staff has spent some time looking at these facilities in detail. A list of needs has been compiled going out to 2016. What you see here are the first several years of work needed to be done, and most of it is code compliant. The facilities are each over 30 years old. The project goes hand in hand with the discussion about shifting the Exposition Center from an enterprise operation to a general fund which will allow them to maintain at a minimum about \$40,000 a year in expenditure authority to keep up with maintenance in the future.

#31 – *Pavement Management Plan Implementation* (9703): Kavemeier said this is an on-going plan at a cost of \$400,000 per year and is for all of the parks. The major park for 2004/2005 is Mukwonago for road and parking lot reconstruction. In 2007 and 2008 costs increase to \$486,200 and \$488,800 for the Exposition Center pavement projects.

#32 – *Bikeway Pavement Improvements* (200014): Kavemeier said construction will occur in 2005 for one of the three trails -- the New Berlin Trail in New Berlin and Waukesha. The project was delayed in the 2004-2008 capital plan. This project is contingent on 80% federal funding.

#33 – *Lake Country Trail Phase III* (200324): Kavemeier stated this project is located in the Town of Summit extending the trail from the end of Phase II at CTH “P” to Roosevelt Park in the City of Oconomowoc.

Shaver stated projects 34, 35, and 36 are long-term maintenance of facilities (LAW study). Many of the maintenance buildings are from the 50’s and 60’s and have run their course. The goal is to bring the buildings up to the same quality as at Fox Brook and Fox River Parks with a combination of cold and heated storage and a public park office.

#34 – *Naga-Waukee Park Storage/Carpenter Shop* (200502):

Kavemeier passed pictures around of the buildings which are deteriorating. They are proposing to raze two existing Quonset huts and put up a cold storage building (\$80 per sq.ft.) and a heated carpenter shop with restroom (\$115 per sq.ft.).

#35 – *Muskego Park Maintenance Building* (200503):

Kavemeier stated this project replaces an old metal shed used as the maintenance and park office since the late 1950’s. Jaske asked did you look at whether it is economical to rebuild the shed rather than to tear it down and start over as was done at Moor Downs? Shaver replied that remodeling at the Moor Downs Golf Course will be very similar to a redo.

Pavelko left the meeting at 11:22 a.m.

#36 – *Menomonee Park Maintenance Building* (200504):

Shaver stated this is an old military building constructed in the early 50’s that is used as the maintenance and park office. The new facility would be approximately 3,200 sq.ft. and is similar to the size and appearance of Fox River Park and Fox Brook Park maintenance buildings.

#37 – *Restroom Renovation* (200505):

Kavemeier said this project involves building new flush restrooms in the reserved picnic areas of Muskego, Nashotah, Menomonee, Minooka, Naga-Waukee, and Mukwonago Parks. These parks combined need 18 new restrooms to replace 22 existing open concrete vault toilets. The project will start in 2010. There was a study done to see if existing restrooms could be converted but the architect said it is better to build new, partially because of ADA requirements.

The committee acknowledged all of the projects.

Consider Proposed Resolution: 159-R-008 Amend the Regional Water Quality Management Plan for the Village of Menomonee Falls, Waukesha County, Wisconsin (Continued)

Mace said he checked with the secretary, who took the minutes at the August 5th meeting, and the Park and Planning Commission signature page is incorrect. Pat Haukohl did vote “no” but so did

Mareth Kipp and possibly Ellen Gennrich. Mace said Haukohl was concerned with the ground-water recharge study which SEWRPC is involved with. She feels this study should be undertaken and should be referenced and utilized in making decisions on where development should or should not occur. The other issue that Haukohl was concerned with, which was raised by Ellen Gennrich, was accommodating new development which would encourage the extension of Barker Road across Capital Drive to the north and hooking up to Lannon Road. Mareth Kipp was also concerned with this issue.

Motion: Stroud moved, second by Cummings, to reconsider Resolution 159-R-008. Some discussion followed as to whether the resolution should be referred back to the Park and Planning Commission. Klein indicated it shouldn't be referred back to get new information, but rather what is needed is what the real tally was at the Commission meeting. **Motion defeated 3 – 3; Kolb, Kramer and Klein voting no.**

(A corrected copy of the Park and Planning Commission signature page will be distributed with the next County Board meeting packet of September 21, 2004).

Meeting Approvals

Motion: Kramer moved, second by Cummings, to approve committee attendance to the SE Area Land & Water Conservation Assn. Fall Tour on October 7, 2004 in West Bend (Washington County). **Motion carried 6 – 0.**

Motion to adjourn: Kramer moved, second by Cummings, to adjourn the meeting at 12:06 p.m. Motion carried 6 – 0.

Respectfully submitted,

Pauline T. Jaske
Secretary

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